

CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
April 6, 2015

Mr. L. Hughes, Chairman, called a regular meeting of the Clewiston Planning and Zoning Board to order at 5:30 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

ATTENDANCE:

<u>Members Present:</u>	Michael Atkinson Donnie Hughes Lewell Hughes Haitham Kaki
<u>Members Absent:</u>	None
<u>City Personnel Present:</u>	Travis Reese Debbi Towner
<u>City Attorney Present:</u>	Charlie Schoech, via conference call
<u>Visitors Present:</u>	Brian & Jennifer Arant Clyde Johnson Sassy Whitehead

Approval of Minutes.

Mr. D. Hughes made a motion, seconded by Mr. Kaki to approve the minutes of the March 2, 2015 meeting. Motion passed unanimously on a voice vote – 4 ayes.

Swearing in of all participants by Mr. Schoech.

Agenda Item #1: Discussion of variance request.

Mr. Reese summarized the variance request. This meeting was advertised in the March 26, 2015 issue of the Clewiston News and that letters were mailed to all property owners within two hundred (200) feet of the subject property. He said that one (1) neighbor called him and had no objections to the proposed single family home. The applicants, Brian & Jennifer Arant, have requested a variance to the setback standards for the property located at 403 West Avenida del Rio which is zoned R-1A. Code section 110-194 requires a forty (40) foot front and rear setback. Mr. Reese then asked Mr. Arant to speak for the record. Mr. Arant stated that reducing the front setback to thirty-five (35) feet allows for a slightly larger backyard as the property is an oddly shaped area. He also stated that only the two car garage would be encroaching into the front setback, the house itself would be at the forty (40) foot setback. Mr. Atkinson asked if the house could be set at the rear setback of forty (40) feet and Mr. Reese stated that typically the smallest amount possible is used in granting a variance; therefore the board members voted on recommending approval for a three and one half (3½) foot variance to the front setback requirement.

Mr. Atkinson made a motion to recommend approval as a three and one half (3½) foot variance to the front setback requirement, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

Adjournment

The motion to adjourn was made by Mr. D. Hughes, seconded by Mr. Atkinson at 5:40 p.m. Motion passed on a voice vote – 4 ayes.

Submitted by: , Director of Building & Zoning  
Approved by: , Chairman